

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

September 7, 1995

A public hearing and the regular monthly meeting of the Manistee City Planning Commission were held on September 7, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: R. Bauman, M. Fatke, R. Franckowiak, J. Gavlinski, D. Johnson, J. Lakos
R. Yoder

MEMBERS ABSENT: K. Harless, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Jensen (City Office)
Bob Turek (WMTE)
Erika Mariona (News Advocate)
Others as shown on the attached attendance list

PUBLIC HEARING:

Chairman R. Yoder opened a public hearing at 7:00 PM relative to a campground at Fisherman's Center. The applicant has requested a Special Use Permit to allow up to four trailers/campers/RV's on Fisherman's Center property at 263 Arthur Street during the months of April through October. The units will be used by persons who keep boats at the marina. Mr. Matt Phillips presented the proposed site plan indicating the specific location of four camp sites. He indicated that the campground will only be used during the summer season, and that units will be removed during the off-season. Mr. Gary Rank, owner of the neighboring Mufflerman business expressed concern over the campground due to a history of trespassing on his property from the direction of Fisherman's Center. No other public comment was received.

The hearing was closed and the regular meeting was opened at 7:25 PM.

SITE PLAN REVIEWS:

Jack Rutherford - Lot Split and Combination:

Mr. Rutherford requested that Lots 3, 4, 5 and 6 in Block 1 of Lake Winnogene Suburb of the City of Manistee be combined into lots A, B and C. A motion to approve the request was made by J. Gavlinski, supported by J. Lakos. The motion was passed unanimously.

Alan Verheek - Lot Combination:

Mr. Allen Verheek requested that the East 1/2 of Lot 5 and the West 1/2 of Lot 5 in Block 7 of Tyson & Co. be combined into a single lot. A motion to approve the request was made by D. Johnson, supported by J. Lakos. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

There were no citizen questions or concerns expressed from those present at the meeting.

MINUTES:

It was moved by J. Lakos, supported by R. Franckowiak, that minutes of the August 3, 1995 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Fisherman's Center:

Following discussion it was moved by R. Franckowiak, supported by J. Lakos that the Planning Commission recommend to the City Council that a Special Use Permit be issued to Fisherman's Center which would allow up to four trailers/campers/RV's on their property during the months of April through October with the following special conditions:

- 1) Appropriate action shall be taken to eliminate trespassing on neighboring property by campers and customers at Fisherman's Center,
- 2) No camping unit shall be located closer to Manistee Lake than 10 feet North of the Southwest corner of the store, and
- 3) No camping unit shall be placed on the property in 1996 until public sewer lines have been installed to serve the campground facilities.

The motion passed unanimously.

CITY UPDATE:

Jon Rose provided the following City update: the City has invited engineering firms to submit qualification information relative to providing engineering support on infrastructure projects; steps are being taken to solve rusty water problems along portions of Seventh Street; a meeting is scheduled with residents in the 10th Street, Cypress Street and Maple Street area regarding sewer backups during major rainstorms; Fablite has started construction of their new manufacturing facility in the Industrial Park; the City Council and Filer Township Board met to discuss the PEG Commission; only four empty lots remain in the Industrial Park; the City is meeting with the County on combining economic development organizations into a central office; the City has applied for a clear title on the M-55 property to assist in future development; bids have been requested for sidewalk repairs throughout the City; an agreement has been reached with Sands Products on a lease of their property around Man Made Lake; restroom construction has started at Reitz Park; and pier work may not be completed this year.

REPORTS:

DDA Report:

J. Gavilinski discussed activities between the City and County to combine all organizations involved with economic development into a single organization. She also advised that the DDA is considering the purchase of property in the Filer and Lake Street area for development purposes.

Oil and Gas Committee Report:

R. Bauman advised that copies of the application and permit for the Golf Course and Cherry Street wells have been received from the DNR. Information, including the emergency plan for the Golf Course well has been received from Manistee Gas Limited Liability Company/ Basin Pipeline Limited Liability Company who will install the pipeline from the two wells. Meetings to discuss the wells are being scheduled with the DNR, and with Mr. W.W. Poimboeuf who will perform an independent safety analysis for the City.

The pipeline company has requested that they be allowed to install a portion of the branch line to the Cherry Street well when they are working on the Golf Course pipeline. Based on advice from the City attorney that this request can be granted while still maintaining City control over final hookup to the well, R. Bauman recommended that this request be approved. The Commission agreed that this approval was consistent with the motion approved at the August 3 meeting to restrict pipeline completion until an independent safety analysis by the City was completed. The pipeline company was advised that work on the branch line would be at their own risk pending final City approval.

Zoning Board of Appeals Report:

There was no meeting during the past month.

Site Plan Review/Historic Overlay Committee Report:

There was no meeting during the past month.

Ordinance Committee Report:

There was no meeting during the past month.

LISC Committee Report:

Jon Rose advised that a demonstration of the initial version of the LIS will occur during a committee meeting on September 29th.

River Street Traffic Committee:

M. Fatke and J. Gavlinski advised that a questionnaire on two way traffic was sent to all merchants via the Downtown Merchants Association news letter. It has also been available to the public. To date the response has been 56 no, 7 yes and 1 maybe. Bob Turek of Station WMTE was in attendance and advised that a telephone poll which they sponsored resulted in 30 no votes and 1 yes vote. Based on these results, and the opinion of all Commission members that two way traffic would have a negative impact on safety and traffic flow, it was generally agreed that the concept of two way traffic not be recommended. It was agreed that the committee should continue to study other traffic changes which could enhance downtown business.

NEW BUSINESS:

Lake Michigan Access:

In response to a request from the City Council, the Commission will investigate additional public access to Lake Michigan north of Man Made Lake. Following a site review by individual members this item will be discussed at the next regular meeting.

WORK SESSION:

There was no work session on the meeting agenda.

ADJOURNMENT:

There being no further business, it was moved by D. Johnson supported by J. Lakos, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:45 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary